



COMMUNITY ZONING APPEALS BOARD 8

Hearing Date: MARCH 2, 2010

I The Community Zoning Appeals took the following action on the items listed below

10-3-CZ8-1	EMILIO SANCHEZ & MAGALY FONSECA Approved per staff's recommendation	07-393 CZAB8610	28-53-41
10-2-CZ8-2	HOUSES UNLIMITED, INC. Approved per staff's recommendation with withdrawal of condition #6	09-35 CZAB8710	16-53-41
10-3-CZ-8-3	MIAMI DADE PUBLIC HOUSING AGENCY Approved per staff's recommendation with substituting condition 3 & 4 with new condition	09-125 CZAB8810	10-53-41
10-3-CZ-8-4	MIAMI DADE PUBLIC HOUSING AGENCY Approved per staff's recommendation substituting condition 5 & 6 with new condition	09-130 CZAB8910	10-53-41



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II Items listed below have been withdrawn or deferred to a later date:

10-3-CZ8-2	HOUSE OF MESSIAH INC Deferred To Date Certain (04/14/10) to meet with neighborhood association	09-105	24-52-41
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COUNTY STAFF ATTENDEES:

DAVID HOPE - ASSISTANT COUNTY ATTORNEY
CORDELLA INGRAM - ZONING EVALUATION SECTION
CLEVELAND THOMPSON - ZONING AGENDA COORDINATOR'S OFFICE
EARL JONES - ZONING AGENDA COORDINATOR'S OFFICE
ARMANDO HERNANDEZ - PUBLIC WORKS

NOTICE

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Planning and Zoning (DPZ) within 14 days after the DPZ has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (The DPZ's posting will be made on a bulletin board located in the office of the DPZ.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.